

176.0

0009

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
629,000 / 629,000

USE VALUE:

629,000 / 629,000

ASSESSED:

629,000 / 629,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		WILLIAMS ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HARRISON DAVID C-ETAL	
Owner 2: HARRISON EUGENIA C	
Owner 3:	

Street 1: 44 WILLIAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1373 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4620.000	237,600	400	391,000	629,000		119053
							GIS Ref
							GIS Ref
							Insp Date
							09/08/18

1 of 1 Residential CARD ARLINGTON

APPRAISED:  
USE VALUE:  
ASSESSED:629,000 / 629,000  
629,000 / 629,000  
629,000 / 629,000

!13830!

**PRINT**Date Time  
12/11/20 03:43:50**LAST REV**Date Time  
10/02/18 15:40:48mmcmakin  
13830**USER DEFINED**

Prior Id # 1:	119053
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13269-594		8/25/1977		36,000	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/1994	56	Manual	10,000					SIDING

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/15/2008	Meas/Inspect	345	PATRIOT
2/10/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/14/1993		RV	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																					
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT TOILET.				11	24																																				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	FFL																																					
			%	OthrFix: 1	Rating: Fair	Kits: 1	Rating: Average					BMT	17																																				
				<b>OTHER FEATURES</b>								<b>RESIDENTIAL GRID</b>																																					
				Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	SFL	FFL	BMT	( 624 )																									
				A Kits:	Rating:	Other															26																												
				Fpl:	Rating:	Upper																																											
				WSFlue: 1	Rating: Average	Lvl 2																																											
						Lvl 1																																											
						Lower																																											
						Totals	RMs: 6	BRs: 2	Baths: 1	HB											9																												
<b>GENERAL INFORMATION</b>																<b>CONDOS INFORMATION</b>																																	
Grade: C - Average				Location:				1st Res Grid				RES BREAKDOWN																																					
Year Blt: 1928	Eff Yr Blt:			Total Units:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	No Unit	RMS	BRS	FL																										
Alt LUC:	Alt %:			Floor:																1	6	2																											
Jurisdct:	Fact: .			% Own:																																													
Const Mod:			Name:																																														
Lump Sum Adj:																																																	
<b>INTERIOR INFORMATION</b>																<b>DEPRECIATION</b>																																	
Avg Ht/FL: STD	Phys Cond: AV - Average		31.	%	Functional:			Exterior:			Interior:			Additions:			Kitchen:			Baths:			Plumbing:			Electric:			Heating:			General:																	
Prim Int Wall: 2 - Plaster																																																	
Sec Int Wall:			%		Economic:																																												
Partition: T - Typical					Special:																																												
Prim Floors: 3 - Hardwood					Override:																																												
Sec Floors: 5 - Lino/Vinyl	Total: 20%		31%		Total:			31%																																									
Bsmnt Flr: 12 - Concrete					CALC SUMMARY			COMPARABLE SALES			Rate			Parcel ID			Typ			Date			Sale Price			WtAv\$/SQ:			AvRate:			Ind.Val			Juris. Factor:			Before Depr:			166.05								
Subfloor:					Basic \$ / SQ: 125.00			Const Adj.: 1.35000002			Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036		
Bsmnt Gar: 1					Size Adj.: 0.98402047			Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036					
Electric: 3 - Typical					Const Adj.: 0.98402047			Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036					
Insulation: 2 - Typical					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
Int vs Ext: S					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
Heat Fuel: 1 - Oil					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
Heat Type: 5 - Steam					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
# Heat Sys: 1					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
% Heated: 100					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
Solar HW: NO					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
% Com Wall					Adj \$ / SQ: 166.053			Other Features: 62300			Grade Factor: 1.00			NBHD Inf: 1.00000000			NBHD Mod:			Adj Total: 344336			Depreciation: 106744			Depreciated Total: 237592			Final Total: 237600			Val/Su Net: 96.12			Val/Su SzAd: 173.10			Net Sketched Area: 2,472			Total: 282,036								
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:	<b>SUB AREA</b>								<b>SUB AREA DETAIL</b>																				
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 176.0-0009-0017.0								<b>IMAGE</b>								<b>AssessPro Patriot Properties, Inc</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																				
19	Patio	D	Y	1	6X25	A	AV	1950	4.75	T	40.8	101			400			400	BMT	Basement	955	49,820	47,574	SFL	90																								
1	Metal Shed	D	Y	1	8X6	A	AV	1970	0.00	T	39.2	101							FFL	First Floor	811	166,050	134,669																										
																		SFL	Second Floor	562	166,050	93,256																											
																		EFP	Enclos Porch	144	45,390	6,537																											